



- GENERAL NOTES:
- 1.) DRAINAGE EASEMENTS & COMMON AREA'S SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - 2.) THE PERMANENT MOUNTED MAILBOX'S FOR LOTS 25 & 19 SHALL BE LOCATED 5-FEET MINIMUM FROM EDGE OF ROADWAY DRIVING SURFACE.
 - 3.) MINIMUM LOT SIZE IS 5924 SQUARE FEET.
 - 4.) MINIMUM HOUSE SIZE IS 2000 SQUARE FEET.
 - 5.) THE HOMES WILL BE CONSTRUCTED WITH BE A COMBINATION OF ROCK, BRICK & STUCCO & HAVE TWO CAR ATTACHED GARAGES.
 - 6.) ADDITIONAL GUEST PARKING IS PROVIDED.
 - 7.) NO MORE THAN 2 UN-RELATED TENANTS WILL BE ALLOWED.
 - 8.) ZERO LOT LINE HOMES SHALL HAVE A MINIMUM 10-FOOT SEPARATION FROM STRUCTURES ON ADJACENT LOTS, UNLESS OTHERWISE SHOWN ON THE DEVELOPMENT PLAN
 - 9.) ONLY LOT 19 IN PHASE 3 AND LOT 25 IN PHASE 4 SHALL HAVE DRIVEWAY ACCESS TO RIVERSTONE DRIVE.
 - 10.) MINIMUM HEIGHT OF FENCE IS 6-FEET.
 - 11.) NO DEVELOPMENT SHALL BE AUTHORIZED WITHIN THE BUFFER AREA EXCEPT FOR PERMITTED LANDSCAPING AND SCREENING AND STORMWATER DETENTION FACILITIES

DEVELOPMENT PLAN
RIVERSTONE SUBDIVISION
PHASE 3 & 4
14.054 ACRES
JOHN AUSTIN LEAGUE A-2
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=60' MARCH, 2014

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